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Project: Fragomeni/Nuttall Master Bathroom Addition

Date: 11/3/21

Cot Activity #: T21CM08142

Attn: Jodie Brown

Brief Statement of Project Color, Material and Scope

Materials

Existing house is stucco, wood trim & metal roof. New work will match these materials. New rear deck is Trex material, with a dark wood color.

Colors:

Existing house is light beige, matching trim, existing metal roof is a light blue. All new work will match existing colors.

Addition Project Scope:

Attached 110 SF +/- master bathroom and laundry addition with a north facing rear deck, 7' deep. Styles and roof slope will match existing construction. Due to septic tank location and leach line in the rear yard north of the master bedroom, the addition needs to project to the east side of the house.

The existing house already sits well within the 20' required setback, approx. 11'-6" +/- from the east property line at one point. The addition was made as narrow as feasible possible to still maintain a min 5'-6" and max. 7'-0" setback from the east property line. Therefore, we are requesting a setback reduction to 5'-6" along the east property line. We have provided examples of (2) nearby homes that are either close to or built adjacent/on the property lines.

Sincerely,

Steve Bohn

Stephen C. Bohn, Architect

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